

**ZONING BOARD OF APPEALS
TOWN COUNCIL CHAMBERS
JULY 25, 2013
TOWN OF EAST HARTFORD
740 MAIN STREET
EAST HARTFORD, CT 06108**



REGULAR MEETING

The Regular Meeting of the Zoning Board of Appeals was called to order by Chairman Richard Torpey at 7:32 p.m. in the Town Council Chambers.

PRESENT: Chairman Richard Torpey; James McElroy; David Repoli; Alternate Eddie Camejo;
Alternate Carl Smith.

Also Present: Gary Zalucki, Assistant Zoning Official.

ABSENT: Richard DeCrescenzo; Lou Ramos; Alternate Carol Noel (excused).

I. Chairman – Call to Order

Chairman Torpey began the meeting with the Pledge of Allegiance and a reminder to the audience of the Fire Exits.

Chairman Torpey appointed Alternate Eddie Camejo and Alternate Carl Smith as voting members due to the absence of commission members.

II. HEARING OF ITEMS TO COME BEFORE THE BOARD; CALL OF ITEMS.

1. Alessandro Calabrese, **1257 Main Street**, Requests a variance from Sections 222.1(a)(1) & 222.3(a)(4) Alcoholic Liquors, to sell beer and wine within 500 ft. of a church and in a restaurant of 420 sq. ft., 580 sq. ft. less than the requirement of 1000 sq. ft. **(Zone B-5)**
2. Kelly Rocha, agent for Goodwin College, **2 King Court**, Request a variance from Section 210.5(a)(1) Signs to erect a ground sign of 12.5 sq. ft. located in a residential zone. **(Zone R-4)**

Recess – [5 minutes]

III: HEARINGS DISCUSSION AND BOARD DECISIONS:

1. Alessandro Calabrese, **1257 Main Street**, Requests a variance from Sections 222.1(a)(1) & 222.3(a)(4) Alcoholic Liquors, to sell beer and wine within 500 ft. of a church and in a restaurant of 420 sq. ft., 580 sq. ft. less than the requirement of 1000 sq. ft. **(Zone B-5)**

James McElroy made a motion to postpone this application until the August 29, 2013 ZBA meeting. Seconded by David Repoli. Approved.

2. Kelly Rocha, agent for Goodwin College, **2 King Court**, Request a variance from Section 210.5(a)(1) Signs to erect a ground sign of 12.5 sq. ft. located in a residential zone. **(Zone R-4)**

James McElroy made a motion to approve the application with the stipulation that the signage be placed with proper setback requirements according to zoning regulations. Seconded by David Repoli.

James McElroy stated although he did respect Chairman Torpey's opinion, he said this building has been a non-conforming office building for 26 years. Further Goodwin College owns the surrounding properties and the area has become a different type of neighborhood.

IV. OLD BUSINESS

Approved 4:1 (nay Chairman Torpey)
None.

V. NEW BUSINESS

None.

VI. MISCELLANEOUS

Chairman Torpey once again reminded the Commissioners that attendance is important at these meetings, and to contact Gary Zalucki if unable to attend.

VII. APPROVAL OF ZBA MINUTES FOR THE REGULAR MEETING June 27, 2013

David Repoli made a motion to approve the minutes of June 27, 2013 as distributed. Seconded by Eddie Camejo. Approved.

VIII. PAYMENT OF BILLS – July 25, 2013

ZBA Clerk

\$100.00

Carl Smith made a motion to pay the clerk for the July 25, 2013 meeting. Seconded by Eddie Camejo. Approved.

IX. ADJOURNMENT

There being no further business a motion was made by Chairman Torpey to adjourn the meeting at 8:09 p.m. Seconded by David Repoli. Approved.

The next regular meeting of the Zoning Board of Appeals is scheduled on Thursday, August 29, 2013.

Respectfully submitted,

Theresa Godreau